

AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR
THE SANTEE COMMUNITY REDEVELOPMENT PROJECT

Adopted July 20, 1982
Ordinance No. 58

Amended November 23, 1994
Ordinance No. 330

Amended September 8, 1999
Ordinance No. 392

Amended October 13, 1999
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SANTEE COMMUNITY DEVELOPMENT COMMISSION
SANTEE, CALIFORNIA

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AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
SANTEE COMMUNITY REDEVELOPMENT PROJECT

I. [Section 100] INTRODUCTION

A. [Section 101] Project History

The Redevelopment Plan for the Santee Community Redevelopment Project ("Redevelopment Plan") was adopted by Ordinance No. 58 of the City Council of the City of Santee ("City Council") on July 20, 1982. The Redevelopment Plan has since been formally amended five times, including an amendment that deleted territory.

The first amendment ("First Amendment") was adopted on September 8, 1999, by Ordinance No. 392 to extend the time limit to incur debt. The second amendment ("Second Amendment") was adopted on October 13, 1999, by Ordinance No. 393 to increase the bonded indebtedness limit. The third amendment ("Third Amendment") was also adopted on October 13, 1999, by Ordinance No. 394 to reinstate eminent domain authority. The Redevelopment Plan was also amended on November 23, 1994, by Ordinance No. 330 to amend certain time limits. (Commonly known as the AB 1290 Ordinance, this amendment was not given a formal amendment number).

The fourth and fifth amendments ("Fourth Amendment" and "Fifth Amendment") were adopted concurrently on _____, 2002, by Ordinance Nos. _____¹ and _____¹, respectively. The Fourth Amendment was adopted solely for the purpose of deleting certain properties from the Project Area. The Fifth Amendment added certain properties to the Project Area (the "Fifth Amendment Area"), including the properties that had been deleted by the Fourth Amendment. The Project Area, as amended by the Fourth and Fifth Amendments, is known as the "Amended Project Area."

The Fifth Amendment also substantially revised and restated the Redevelopment Plan as amended to date, and adopted the revised and restated Redevelopment Plan as this Amended and Restated Redevelopment Plan for the Santee Community Redevelopment Project.

B. [Section 102] General

This is the Amended and Restated Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Santee Community Redevelopment Project ("Project") in the City of Santee ("City"), County of San Diego, State of California. This Plan consists of text (Sections 100 through 1000), the Redevelopment Plan Map (Exhibit A), the Legal Description of Amended Project Area (Exhibit B), and the Public Improvements and Facilities Projects (Exhibit C). This Plan was prepared by the Community Development Commission of the City of Santee ("Commission") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 *et seq.*; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

The definitions of general terms that are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Commission, the Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes, as determined by the Commission.

The proposed redevelopment of the Amended Project Area as described in this Plan conforms to the City of Santee General Plan, as applied in accord with local codes and ordinances.

¹ To be inserted after adoption of the Fourth Amendment and Fifth Amendment.

This Redevelopment Plan is based upon the Preliminary Plan formulated, adopted and amended by the City Council of the City of Santee, acting as City Planning Commission ("Planning Commission").

This Plan provides the Commission with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Amended Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Amended Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Commission to fashion, develop, and proceed with such specific plans, projects, and solutions.

In general, the goals and objectives of the redevelopment program in the Amended Project Area have been and will continue to be as follows:

- a. Mitigation of significant deficiencies in support of infrastructure, street circulation system, and flood control improvements within the community.
- b. Assemblage of fragmented land ownership in a manner consistent with the development of commercial and industrial property under the General Plan.
- c. Attraction of industry and employment opportunities to unproductive and underutilized areas presently impacted by lack of public improvements, poor traffic circulation patterns, and other factors which hamper effective competition with similar areas outside the City.
- d. Removal of nonconforming and substandard buildings and other impediments to development to permit the rehabilitation of properties where economically feasible.
- e. Alleviation of impediments to viable economic development along existing and newly developed freeway corridors traversing the community.
- f. Business attraction and retention, and expansion of employment opportunities to support the creation of jobs and employment centers within the community.
- g. Provision of essential public services and support infrastructure, public transit infrastructure and services, and public facilities, including open space and other places of recreational activity, which are necessary to serve the needs of the community.

Redevelopment of the Amended Project Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law: (1) by the elimination of areas suffering from economic dislocation and disuse; (2) by the replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of citizens of the City by remedying such injurious conditions through the employment of appropriate means; and (4) through the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

II. [Section 200] AMENDED PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Amended Project Area is shown on the Amended Project Area Boundary Map attached as Exhibit A, and is described in the Legal Description of Amended Project Area attached as Exhibit B.

III. [Section 300] REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Commission has and will continue to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of the Amended Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and business occupants of properties located in the Amended Project Area, consistent with this Plan and rules adopted by the Commission;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Commission;
4. Relocation assistance to displaced occupants of property acquired in the Amended Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Commission;
10. Rehabilitation, development or construction of low- and moderate-income housing within the Amended Project Area and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Commission is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the Amended Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Amended Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Commission.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Commission or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to

rehabilitate or demolish all or part of his/her existing buildings, or the Commission may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Commission buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses designated for the Amended Project Area; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Amended Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Amended Project Area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable rules, regulations, and ordinances of the City of Santee; (11) any Design Guide adopted by the Commission pursuant to Section 420 hereof; and (12) the feasibility of the participant's proposal.

2. [Section 304] Business Reentry Preferences

Business occupants engaged in business in the Amended Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business reentry preferences implementation rules adopted by the Commission.

Whenever a business occupant will be displaced by Commission action from the Amended Project Area, the Commission will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the Amended Project Area, or 2) if suitable relocation accommodations within the Amended Project Area are not available prior to displacement, whether such business occupant would desire to reenter in business within the Amended Project Area at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another Amended Project Area location, the Commission will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within the Amended Project Area, but who have stated that they desire to reenter into business in the Amended Project Area whenever suitable locations and rents are available, will be maintained by the Commission. The Commission will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs.

Reentry preferences shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the Amended Project Area; (2) the extent to which suitable relocation or reentry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the requirements of this Redevelopment Plan or any Design Guide adopted by the Commission pursuant to this Redevelopment Plan.

3. [Section 305] Participation Agreements

The Commission may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant, pursuant to Section 304 or 305, shall enter into a binding written participation agreement with the Commission by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, their real property pursuant to this Plan and such participation agreement, the real property or any interest therein may be acquired by the Commission and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Commission, the provisions of this Plan are applicable to all public and private property in the Amended Project Area.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Commission prior to the approval of this Plan, and the same may be from time to time amended by the Commission. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Commission, the rules shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

The Commission may acquire, but is not required to acquire, any real property located in the Amended Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method. The Commission is authorized to acquire structures without acquiring the land upon which those structures are located. The Commission is also authorized to acquire any other interest in real property less than a fee.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to implement this Plan for the power of eminent domain to be employed by the Commission to acquire real property in the Amended Project Area, which cannot be acquired by gift, devise, exchange, purchase or any other lawful method. No eminent domain proceeding to acquire property within the Amended Project Area shall be commenced, for the Fifth Amendment Area, after twelve (12) years following the effective date of the ordinance approving and adopting the Fifth Amendment to this Plan, and for the remainder of the Amended Project Area, after October 13, 2011. Such time limitations may be extended only by amendment of this Plan.

Without the consent of the owner, the Commission shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Commission shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Commission pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

2. [Section 309] Acquisition of Personal Property

Generally, personal property shall not be acquired by the Commission. However, where necessary in the execution of this Plan, the Commission is authorized to acquire personal property in the Amended Project Area by any lawful means, including eminent domain.

D. [Section 310] Property Management

During such time as property, if any, in the Amended Project Area is owned by the Commission, such property shall be under the management and control of the Commission. Such property may be rented or leased by the Commission pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Commission may adopt.

E. [Section 311] Relocation of Occupants Displaced by Commission Acquisition

1. [Section 312] Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or

families and must be decent, safe, sanitary, and otherwise standard dwellings. The Commission shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [Section 313] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Commission shall adopt by resolution a replacement housing plan. For a reasonable time prior to adopting a replacement housing plan by resolution, the Commission shall make available a draft of the proposed replacement housing plan for review and comment by the project area committee, if applicable, other public agencies, and the general public.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Commission has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Commission from destroying or removing from the low and moderate income housing market a dwelling unit that the Commission owns and which is an immediate danger to health and safety. The Commission shall, as soon as practicable, adopt by resolution a replacement-housing plan with respect to such dwelling unit.

3. [Section 314] Assistance in Finding Other Locations

The Commission shall assist all persons (including individuals and families), business concerns, and others displaced by Commission action in the Amended Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Commission shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Commission may also provide housing inside or outside the Amended Project Area for displaced persons.

4. [Section 315] Relocation Payments

The Commission shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Commission from property in the Amended Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Commission rules and regulations adopted pursuant thereto as such may be amended from time to time. The Commission may make such other payments as it may deem appropriate and for which funds are available.

F. [Section 316] Payments to Taxing Agencies in Lieu of Taxes

The Commission may in any year during which it owns property in the Amended Project Area pay directly to the City, County, or other district, including, but not limited to, a school district, or other public corporation for

whose benefit a tax would have been levied upon the Commission-owned property had it not been exempt, an amount of money in lieu of taxes.

G. [Section 317] Demolition, Clearance, Public Improvements,
Building and Site Preparation

1. [Section 318] Demolition and Clearance

The Commission is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Amended Project Area as necessary to carry out the purposes of this Plan.

2. [Section 319] Public Improvements

The Commission is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Amended Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over-and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) flood control improvements and facilities; and (11) the public improvements identified in Attachment C of this Plan.

3. [Section 320] Preparation of Building Sites

The Commission is authorized to prepare, or cause to be prepared, as building sites and development any real property in the Amended Project Area owned by the Commission. The Commission is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Commission may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property in the Amended Project Area in accordance with the requirements of Health and Safety Code Section 33459 *et seq.*

H. [Section 321] Property Disposition and Development

1. [Section 322] Real Property Disposition and
Development

a. [Section 323] General

For the purposes of this Plan, the Commission is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Commission is authorized to dispose of real property by negotiated lease or transfer without public bidding but only after public hearing.

Before any interest in real property of the Commission acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council by resolution after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

All real property acquired by the Commission in the Amended Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purpose of this Plan. Real property may also be conveyed by the Commission to the City and, where beneficial to the Amended Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Commission shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of

time which the Commission fixes as reasonable, and to comply with other conditions which the Commission deems necessary to carry out the purposes of this Plan.

During the period of development in the Amended Project Area, the Commission shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Amended Project Area is proceeding in accordance with development documents and time schedules.

b. [Section 324] Disposition and Development Documents

The Commission shall reserve such powers and controls in the property disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Commission, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Commission by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Commission, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Amended Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Amended Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Commission, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Amended Project Area shall contain such non-discrimination and non-segregation clauses as are required by law, including without limitation, the requirements of Sections 33435 and 33436 of the Community Redevelopment Law.

c. [Section 325] Development by the Commission or Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Commission may, with the consent of the City Council of the City of Santee, pay all or part of the value of the land for and the cost of the installation and construction of any buildings, facilities, structures, or other improvements which are publicly owned either within or outside the Amended Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Amended Project Area or the immediate neighborhood in which the Amended Project Area is located, regardless of whether such improvement is within another project area; (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements is available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Amended Project Area or provide housing for low or moderate income persons and is consistent with the implementation plan adopted pursuant to Section 33352 or 33490 of the Health and Safety Code. Such determinations by the Commission and the City Council shall be final and conclusive.

Specifically, the Commission may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 319 of this Plan, including, without limitation, those set forth in Exhibit C, "Public Improvements and Facilities Projects."

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Commission may enter into a contract with the City or other public corporation under

which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Commission under such contract shall constitute an indebtedness of the Commission for the purpose of carrying out the redevelopment of the Amended Project Area, which indebtedness may be made payable out of taxes levied in the Amended Project Area and allocated to the Commission under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Commission commits to use the portion of taxes to be allocated and paid to the Commission pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

d. [Section 326] Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Amended Project Area must conform to City and Commission design review procedures, including any Design Guide adopted by the Commission pursuant to Section 420 hereof.

2. [Section 327] Personal Property Disposition

For the purposes of this Plan, the Commission is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that is acquired by the Commission.

I. [Section 328] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Commission may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Commission, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Commission, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Amended Project Area. Any public body that owns or leases property in the Amended Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Commission. All plans for development of property in the Amended Project Area by a public body shall be subject to Commission approval.

The Commission may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Commission is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Amended Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. [Section 329] Rehabilitation, Conservation and Moving of Structures

1. [Section 330] Rehabilitation and Conservation

The Commission is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Amended Project Area owned by the Commission. The Commission is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Amended Project Area not owned by the Commission. The Commission is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Commission is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Amended Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Amended Project Area.

The extent of retention, conservation and rehabilitation in the Amended Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Commission and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Commission may adopt property rehabilitation standards for the rehabilitation of properties in the Amended Project Area.

Within the Amended Project Area and as part of an agreement that provides for the development and rehabilitation of property that will be used for industrial or manufacturing purposes, the Commission may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. The Commission may also establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Amended Project Area.

The Commission shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Plan.

2. [Section 331] Moving of Structures

As necessary in carrying out this Plan, the Commission is authorized to move or to cause to be moved, any standard structure or building or any structure or building that can be rehabilitated to a location within or outside the Amended Project Area.

K. [Section 332] Low or Moderate Income Housing

1. [Section 333] Authority Generally

The Commission may, inside or outside the Amended Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Commission may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Commission may also sell, lease, grant, or donate real

property owned or acquired by the Commission to the locally designated housing authority and may otherwise cooperate with the housing authority in carrying out the provisions of Section 334 hereinbelow.

2. [Section 334] Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Commission or where financial assistance has been provided by the Commission, the Commission shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Commission, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. After September 1, 1989, seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units. After January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or lower income category (low, very low, or moderate), as the persons displaced from these destroyed or removed units.

3. [Section 335] Increase, Improve and Preserve the Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Commission pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Commission for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one of the findings permitted by Section 33334.2 is made annually by resolution.

In carrying out the purposes of Section 33334.2, the Commission may exercise any or all of its powers, including, but not limited to, the following:

- (1) Acquire real property or building sites subject to the provisions of Section 33334.16 of the Community Redevelopment Law.
- (2) Improve real property or building sites with onsite or offsite improvements, subject to the conditions established in Section 33334.2.
- (3) Donate real property to private or public persons or entities.
- (4) Finance insurance premiums pursuant to Section 33136 of the Community Redevelopment Law.
- (5) Construct buildings or structures.
- (6) Acquire buildings or structures.
- (7) Rehabilitate buildings or structures.
- (8) Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the Health and Safety Code, lower income households, as defined by Section 50079.5 of the Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market.

Housing units available on the open market are those units developed without direct government subsidies.

- (9) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.
- (10) Provide assistance toward the prevention of homelessness.
- (11) Preserve the availability of housing units affordable to lower income households in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Commission may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Amended Project Area provided, however, that such funds may be used outside the Amended Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Commission for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

Pursuant to the requirements of Section 33334.12 of the Community Redevelopment Law, upon failure of the Commission to expend or encumber excess surplus in the Low and Moderate Income Housing Fund within one year from the date the moneys become excess surplus, within the meaning defined in Section 33334.12 of the Community Redevelopment Law, the Commission shall either disburse that excess surplus to the locally designated housing authority or to another public agency in accordance with said Section 33334.12, or expend or encumber the excess surplus within two additional years. The housing authority or other public agency shall utilize the moneys for the purposes of, and subject to, the same restrictions that are applicable to the Commission under the Community Redevelopment Law, and for that purpose may exercise all of the powers of a housing authority under the Housing Authorities Law (Sections 34200 *et seq.* of the Health and Safety Code) to the extent not inconsistent with these limitations.

4. [Section 336] New or Rehabilitated Dwelling Units
Developed Within Amended Project Area

Prior to the duration time limits established in Section 800 of this Plan, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Commission, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

Prior to the duration time limits established in Section 800 of this Plan, at least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the Amended Project Area by public or private entities or persons other than the Commission, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low-income households and shall be occupied by these persons and families.

The Commission may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Community Redevelopment Law Section 33413(b) or any other method permitted by law.

The percentage requirements set forth in this Section 336 shall apply independently of the requirements of Section 334 and in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, of this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Commission determines otherwise.

If all or any portion of the Amended Project Area is developed with low or moderate income housing units, the Commission shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. [Section 337] Duration of Dwelling Unit Availability and Commission Monitoring

The Commission shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 334 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Commission, but for not less than the periods set forth in Section 800 for the durations of this Plan's land use controls, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Section 33418 of the Community Redevelopment Law, the Commission shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Community Redevelopment Law. As part of this monitoring, the Commission shall require owners or managers of the housing to submit an annual report to the Commission. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Commission.

L. [Section 338] Implementation Plans

In accord with the provisions of Section 33490 of the Community Redevelopment Law, on December 6, 1994, the Commission adopted an implementation plan for the Project. Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Commission shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Commission for the Amended Project Area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Amended Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. The implementation plan adopted by the Commission on December 6, 1994, constitutes the initial implementation plan for the Project. On December 15, 1999, the Commission adopted the second implementation plan for the Santee Community Redevelopment Project. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Commission may adopt implementation plans that include more than one project area, and may amend the implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each plan adopted by the Commission, no earlier than two years and no later than three years after adoption of each plan, the Commission shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing this Redevelopment Plan and the implementation plan and evaluating the progress of the Project. The hearing may be for two or more project areas if those project areas are included within the same implementation plan. On November 26, 1997, the Commission held such hearing and prepared an update to the first implementation plan.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Amended Project Area Land Uses

The Redevelopment Plan Map attached hereto as Exhibit D illustrates the location of the Amended Project Area boundary, identifies the major streets within the Amended Project Area, and designates the major land uses authorized within the Amended Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the land uses to be permitted within the Amended Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within the Amended Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within the Amended Project Area shall include:

- Medium Density Residential
- Medium-High Density Residential
- Neighborhood Commercial
- General Commercial
- Office Professional
- Town Center
- Light Industrial
- General Industrial
- Park/Open Space
- Public

The areas shown on the Amended Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of used specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.

C. [Section 403] Other Land Uses

1. [Section 404] Public Rights-of-Way

Major public streets within the Amended Project Area are generally described as follows:

Mission Gorge Road
Cuyamaca Street
Magnolia Avenue
Woodside Avenue
Prospect Avenue

Additional public streets, alleys and easements may be created in the Amended Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way.

Any changes in the existing street layout shall be in accord with the Circulation Element of the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing

developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation and preferences rules adopted by the Commission for the Project, and any participation agreements executed thereunder;

2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Amended Project Area and new or existing developments, but to also serve areas outside the Amended Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.

2. [Section 405] Other Public, Semi-Public, Institutional and Non-Profit Uses

In any area the Commission is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Commission may impose such other reasonable restrictions as are necessary to protect the development and uses in the Amended Project Area.

D. [Section 406] Conforming Properties

The Commission may, at its sole and absolute discretion, determine that certain real properties within the Amended Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Commission, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Commission and recorded. An owner of a conforming property may be required by the Commission to enter into a participation agreement with the Commission in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Amended Project Area.

E. [Section 407] Interim Uses

Pending the ultimate development of land by developers and participants, the Commission is authorized to use or permit the use of any land in the Amended Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

F. [Section 408] Nonconforming Uses

The Commission is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Amended Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Amended Project Area.

The Commission may authorize additions, alterations, repairs or other improvements in the Amended Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a

portion of the Amended Project Area where, in the determination of the Commission, such improvements would be compatible with surrounding and Amended Project Area uses and development and are permitted under applicable City codes.

G. [Section 409] General Controls and Limitations

All real property in the Amended Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.

1. [Section 410] Construction

All construction in the Amended Project Area shall comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Amended Project Area, additional specific performance and development standards may be adopted by the Commission to control and direct redevelopment activities in the Amended Project Area, including property rehabilitation standards adopted pursuant to Section 330 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

2. [Section 411] Limitation on the Number of Buildings

The approximate number of buildings in the Amended Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances. The number of buildings permitted in the Amended Project Area will be approximately _____.

3. [Section 412] Number of Dwelling Units

The number of dwelling units in the Amended Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances. The number of dwelling units permitted in the Amended Project Area will be approximately _____.

4. [Section 413] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes and ordinances.

5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Amended Project Area is the total of all area that will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Amended Project Area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. [Section 415] Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the Commission and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. [Section 416] Utilities

The Commission shall require that all utilities be placed underground whenever physically possible and economically feasible, as determined by the Commission.

8. [Section 417] Incompatible Uses

No use or structure that in the Commission's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Amended Project Area.

9. [Section 418] Subdivision of Parcels

No parcels in the Amended Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Commission.

10. [Section 419] Minor Variations

The Commission is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Commission must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Commission shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any such variation permitted by the Commission hereunder shall not supersede any other approval required under City codes and ordinances.

H. [Section 420] Design Guide

Within the limits, restrictions, and controls established in this Plan, and consistent with the City's General Plan and Zoning Ordinance, the Commission is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Amended Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Commission, or by the adoption of one or more Design Guides pursuant to this Section. In the absence of Commission guidelines, City controls shall apply.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Commission unless allowed pursuant to the procedures of Section 421 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Amended Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the Amended Project Area. The Commission shall reserve the right to not approve any plans that do not comply with this Plan.

I. [Section 421] Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building or structure, or preparation of any site, or the installation of any physical improvement, including grading and landscaping, in the Amended Project Area from the date of adoption of this Plan until the application for such permit has been made by the owner or his agent and processed in a manner consistent with all City of Santee requirements. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Commission, any restrictions or controls established by resolution of the Commission, and any applicable participation or other agreement.

The Commission is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Commission at the time of application.

V. [Section 500] METHOD OF FINANCING THE PROJECT

A. [Section 501] General Description of the Proposed Financing Method

The Commission is authorized to finance the Project with tax increment funds; interest income; Commission bonds; donations; loans from private financial institutions; the lease or sale of Commission-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Commission is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Commission. Advances and loans for survey and planning and for the operating capital for administration of the Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Commission in carrying out the Project. As available, gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Amended Project Area each year, by or for the benefit of the State of California, the County of San Diego, the City of Santee, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective dates of the ordinances approving the original Redevelopment Plan, and any amendments adding territory to the original Project Area, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Amended Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinances, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective dates of such ordinances but to which such territory has been annexed or otherwise included after such effective dates, the assessment roll of the County of San Diego last equalized on the effective dates of said ordinances shall be used in determining the assessed valuation of the taxable property in the Amended Project Area on said effective dates); and
2. Except as provided in subdivision 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Commission to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Commission to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Amended Project Area exceeds the total assessed value of the taxable property in the Amended Project Area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Amended Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon,

have been paid, all moneys thereafter received from taxes upon the taxable property in the Amended Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision 3 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The Commission is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Commission pursuant to subdivision (2) of this Section 502 shall not exceed a cumulative total of \$500 million, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to taxing agencies made by the Commission pursuant to Section 505 of this Plan; and 2) any funds required by Section 33334.2 of the Redevelopment Law and Section 335 of this Plan to be deposited by the Commission in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies. In addition, the foregoing limitation shall not apply to, include or prevent the Commission from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law, or any amounts required to fulfill the Commission's obligations under Section 33413 of the Community Redevelopment Law.

C. [Section 503] Commission Bonds

The Commission is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Project.

Neither the members of the Commission nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Commission are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Commission; and such bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$90 million in principal amount, except by amendment of this Plan. Such limitations is exclusive of: 1) any payments to be made from such principal amount by the Commission to any taxing agency pursuant to Section 505 of this Plan; and 2) any funds required by Section 33334.2 of the Redevelopment Law and Section 335 of this Plan to be deposited by the Commission in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies. In addition, the foregoing limitation shall not prevent the Commission from issuing additional bonds in order to fulfill the Commission's obligations under Section 33413 of the Community Redevelopment Law.

D. [Section 504] Time Limits on Establishment of Indebtedness

The Commission shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond the following dates for the areas indicated:

1. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the Amended Project Area, exclusive of the Fifth Amendment Area: January 1, 2004;

2. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the Fifth Amendment Area: 20 years from the effective date of the ordinance adopting the Fifth Amendment to this Plan. This limit may be extended only by amendment of this Plan.

Loans, advances, or indebtedness may be repaid over periods of time beyond the above time limits. The above limits shall not prevent the Commission from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan, or establishing more debt in order to fulfill the Commission's obligations under Section 33413 of the Community Redevelopment Law and Section 334 of this Plan. The above limits shall not prevent the Commission from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits contained in this Section 504.

E. [Section 505] Payments to Affected Taxing Entities

The Commission may pay to any affected taxing entity with which it has entered into an agreement prior to January 1, 1994, providing for such payments any amounts of money the Commission has found necessary or appropriate to alleviate any financial burden or detriment caused by the Project to such affected taxing entity. In addition, to the extent applicable, and in the amounts and manner provided therein, the Commission shall annually pay to Fifth Amendment Area affected taxing entities the payments required by Section 33607.5 of the Community Redevelopment Law.

F. [Section 506] Time Limits on Receipt of Tax Increment

The Commission may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond the following dates for the areas indicated, except to repay debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan, or debt established in order to fulfill the Commission's obligations under Section 33413 of the Community Redevelopment Law and Section 334 of this Plan:

1. For indebtedness to be repaid with any tax increment revenues received from the Amended Project Area, exclusive of the Fifth Amendment Area: July 19, 2032; provided, however, nothing in the foregoing limitation shall be construed to or shall affect the validity of any bond, indebtedness, or other obligation, including any financial burden or detriment alleviation agreement approved by the City Council or the Commission prior to January 1, 1994, nor shall the foregoing limitation be construed to affect the right of the Commission to receive the property tax increment to pay such indebtedness or obligation;
2. For indebtedness to be repaid with any tax increment revenues received from the Fifth Amendment Area: 15 years following the expiration of this Plan's effectiveness applicable to the Fifth Amendment Area, as set forth in Section 800 herein; provided, however, nothing in the foregoing limitation shall be construed to or shall affect the validity of any bond, indebtedness, or other obligation, including any financial burden or detriment alleviation agreement approved by the City Council or the Commission prior to January 1, 1994, nor shall the foregoing limitation be construed to affect the right of the Commission to receive property tax increment to pay such indebtedness or obligation.

G. [Section 507] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project. In addition, the Commission may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

VI. [Section 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Commission in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Amended Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Amended Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the Amended Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Amended Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Commission.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Amended Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Commission's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Commission and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Commission or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions that are expressly for the benefit of owners of property in the Amended Project Area may be enforced by such owners.

VIII. [Section 800] DURATIONS OF THIS PLAN

Except for the non-discrimination and non-segregation provisions imposed by the Commission which shall run in perpetuity, and the affordable housing covenants imposed by the Commission which shall continue in effect for a period as may be determined and specified by the Commission, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, until the dates given below for the areas indicated; provided, however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 506 of this Plan, the Commission may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination dates, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations. The provisions of this Plan shall be effective:

1. For the Amended Project Area, exclusive of the Fifth Amendment Area: until July 19, 2022;
2. For the Fifth Amendment Area: until 30 years from the effective date of the ordinance adopting the Fifth Amendment to this Plan.

IX. [Section 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure hereafter established by law.

X. [Section 1000] SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of the Amended Project Area shall be determined to have been invalidly or incorrectly included in the Amended Project Area that is the subject of this Plan, such portion of the Amended Project Area shall be deemed severable from the remainder of the Amended Project Area which shall remain fully subject to the provisions of this Plan.

Exhibit A

Amended Project Area Boundary Map

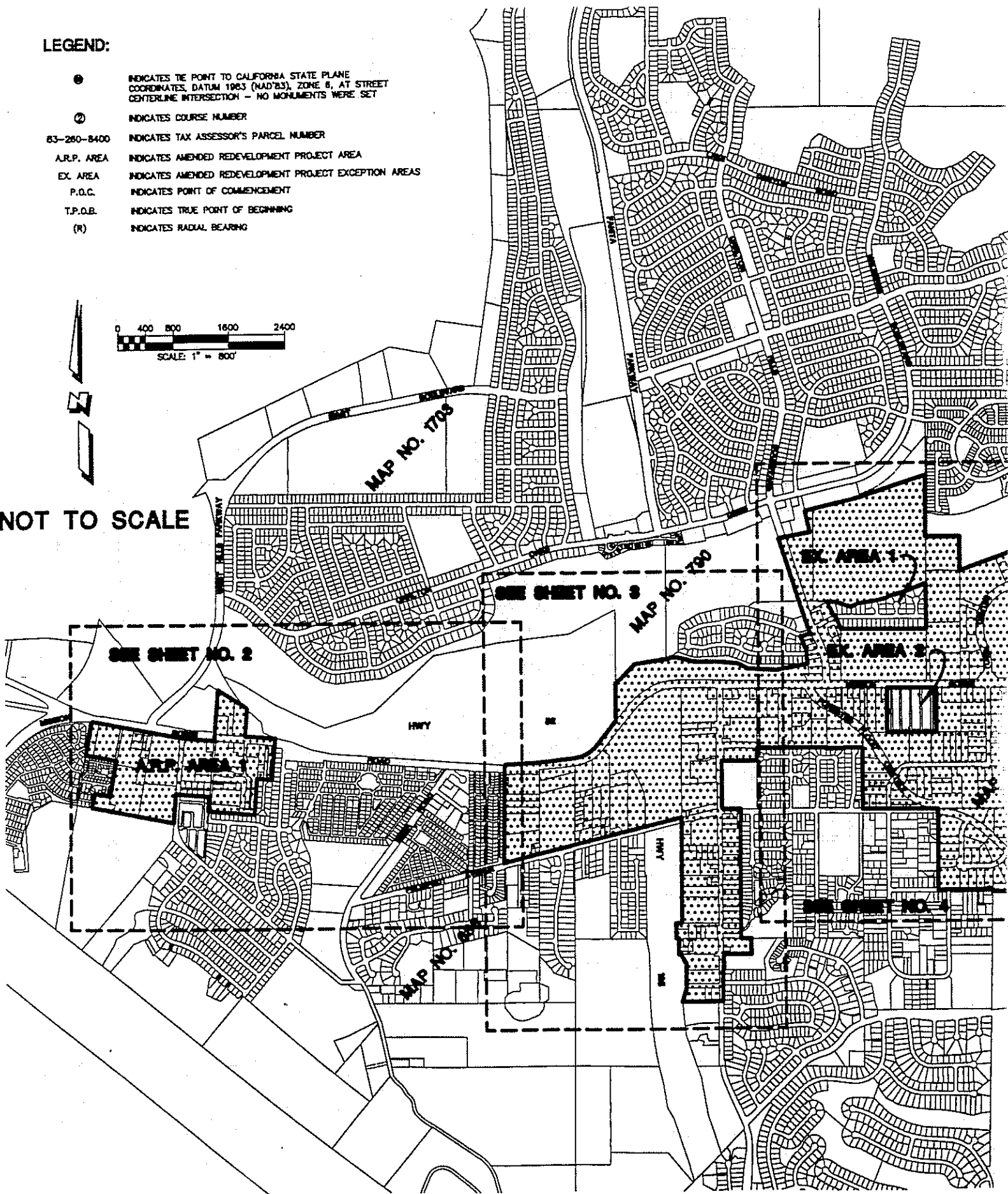
SANTEE COMMUNITY REDEVELOPMENT PROJECT

LEGEND:

- INDICATES THE POINT TO CALIFORNIA STATE PLANE COORDINATES, DATUM 1983 (NAD'83), ZONE 11, AT STREET CENTERLINE INTERSECTION - NO MONUMENTS WERE SET
- ② INDICATES COURSE NUMBER
- 63-280-8400 INDICATES TAX ASSESSOR'S PARCEL NUMBER
- A.R.P. AREA INDICATES AMENDED REDEVELOPMENT PROJECT AREA
- EX. AREA INDICATES AMENDED REDEVELOPMENT PROJECT EXCEPTION AREAS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING

0 400 800 1600 2400
SCALE: 1" = 800'

NOT TO SCALE

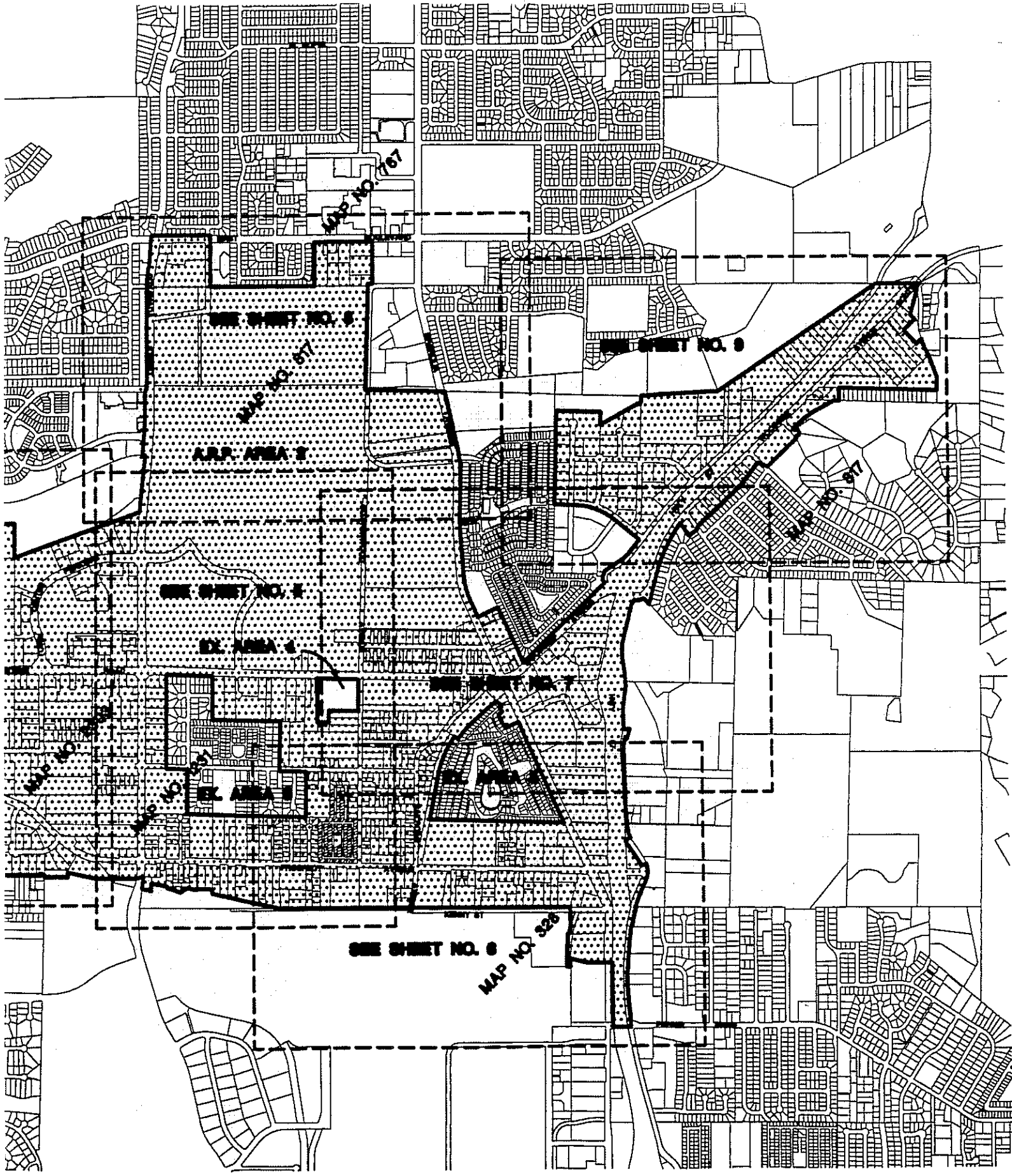


**POUNTNEY
CONSULTING GROUP**
4486 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CA 92128 (619) 579-0888
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ENGINEER OF WORK:

PROJECT NAME:

**AMENDED REDE
CITY OF SANTEE, CA**



DEVELOPMENT PROJECT AREAS COUNTY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 9 SHEET			
REVISIONS:		DATE	BY
	REVISION 1	04/01/02	SCS
	REVISION 2	04/11/02	SCS
	REVISION 3	04/11/02	SCS
PCG WO #1-758-012			

Exhibit B

Legal Description of Amended Project Area

SANTEE COMMUNITY REDEVELOPMENT PROJECT

**LEGAL DESCRIPTION
CITY OF SANTEE REDEVELOPMENT AGENCY
AMENDED REDEVELOPMENT PROJECT AREA 1**

ASSESSOR'S REFERENCE: 383-061, 383-260, & 386-300

A parcel of land in the City of Santee, County of San Diego, State of California, being a portion of Lots 1, 2, and 3 of Block "E", Lots 4, 5, and 6 of Block "F", and Lot 7 of Block "G" of the revised map of Fanita Rancho according to the map thereof No. 688, filed in the Office of the Recorder of said San Diego County October 22, 1891, together with a portion of Mission Gorge Road, formerly Woodside Avenue, described as follows:

COMMENCING at the intersection of the centerlines of said Mission Gorge Road and West Hills Parkway (formerly Mast Boulevard), having a California State Plane Coordinate of Northing 1,885,212.63, and Easting 6,323,078.32, North American Datum 1983 (NAD'83), Zone 6; thence N 83-08-38 W, 832.04 feet to a point on the southerly line of said Mission Gorge Road, said point being the intersection of said southerly line with the westerly line of said Lot 4 of Block "F" of said Fanita Rancho as shown on San Diego County Assessor's Parcel Map No. 386-30 Sheet 1 of 7, said point also being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,885,311.95, Easting 6,322,252.22, (NAD'83), Zone 6; thence along said southerly line of said Mission Gorge Road

1. S 79-37-47 E, 1174.21 feet to the beginning of a curve concave to the north, having a radius of 3051.00 feet; thence
2. easterly, 307.67 feet along the arc of said curve through a central angle of 5-46-40, a chord distance of 307.55 feet; thence continuing along said southerly line
3. S 85-25-33 E, 292.09 feet; thence leaving said southerly line
4. N 04-37-58 E, 707.15 feet; thence
5. S 58-27-26 E, 450.24 feet to a point in the southerly line of the right of way of State of California Highway 52 (11-SD-52), said point also being a point on the arc of a curve concave to the northeast, having a radius of 2188.00 feet, a line radial to said point bears S 48-27-34 W; thence
6. southeasterly, 39.30 feet along the arc of said curve through a central angle of 1-01-45, a chord distance of 39.30 feet; thence leaving said right of way
7. S 04-26-21 W, 381.14 feet to a point on the northerly line of said Mission Gorge Road; thence along said northerly line
8. S 85-21-02 E, 431.56 feet to a point of intersection with the northerly prolongation of the easterly line of said Lot 3 of Block "E" of said Fanita Rancho, said point bearing N 56-57-13 W, 158.95 feet from the intersection of the centerlines of said Mission Gorge Road and Big Rock Road, having a California State Plane Coordinate of Northing 1,884,975.71, and Easting 6,325,004.38, (NAD'83), Zone 6; thence southerly along said northerly prolongation and continuing along said easterly line

9. S 04-38-09 W, 573.95 feet; thence leaving said easterly line
10. N 85-26-13 W, 217.45 feet; thence
11. S 04-38-45 W, 500.02 feet to a point bearing N 59-29-42 W, 397.85 feet from the intersection of the centerlines of Big Rock Road and Woodpecker Way, having a California State Plane Coordinate of Northing 1,883,807.30, and Easting 6,324,910.28, (NAD'83), Zone 6; thence
12. N 85-26-09 W, 658.25 feet; thence
13. N 04-39-02 E, 200.51 feet; thence
14. N 85-22-19 W, 490.67 feet to a point in the westerly line of Rancho Fanita Drive; thence along said westerly line
15. S 04-39-58 W, 399.76 feet to the intersection with the southerly line of said Lot 6 of Block "F" of said Fanita Rancho; thence leaving said westerly line along said southerly line and continuing along the southerly line of said Lots 4 and 5 of said Block "F"
16. N 79-36-16 W, 1170.72 feet to a point bearing S 68-03-09 E, 244.17 feet from the intersection of the centerlines of Ridge Crest Road and Fernridge, having a California State Plane Coordinate of Northing 1,884,205.13, and Easting 6,322,028.03, (NAD'83), Zone 6; thence leaving said southerly line
17. N 10-22-31 E, 199.89 feet; thence
18. S 79-38-21 E, 217.55 feet; thence
19. N 10-22-46 E, 506.18 feet; thence
20. N 79-37-34 W, 435.82 feet to a point in the westerly line of said Lot 4 of Block "F" of said Fanita Rancho; thence along said westerly line
21. N 10-24-12 E, 471.96 feet to the TRUE POINT OF BEGINNING.

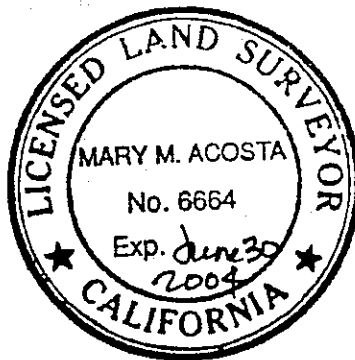
Said parcel containing 2,732,963 sq.ft. or 62.74 acres, more or less.

END OF DESCRIPTION.

This legal description was prepared by me, or under my direction, in accordance with the Land Surveyor's Act this April 12, 2002, from record sources.

Mary M. Acosta

Mary M. Acosta, P.L.S. 6664
My Registration Expires: 06/30/2004



**LEGAL DESCRIPTION
CITY OF SANTEE REDEVELOPMENT AGENCY
AMENDED REDEVELOPMENT PROJECT AREA 2**

ASSESSOR'S REFERENCE:

381-032, 381-040, 381-041, 381-050, 381-070, 381-051, 381-160, 381-170, 381-190, 381-540, 381-640
383-070, 383-112, 383-121, 383-124, 383-152, 383-153, 383-155, 383-156
384-011, 384-012, 384-020, 384-041, 384-043, 384-080, 384-081, 384-091,
384-104, 384-105, 384-106, 384-107, 384-108, 384-109,
384-111, 384-112, 384-120, 384-141, 384-142, 384-161, 384-162, 384-180, 384-190,
384-240, 384-250, 384-251, 384-260, 384-261, 384-280, 384-290,
384-311, 384-320, 384-330, 384-370, 384-390, 384-410, 384-450, 384-470, 384-480,
386-050, 386-191, 386-192, 386-201, 386-202, 386-330,
387-030 & 773-843

A parcel of land in the City of Santee, County of San Diego, State of California, being a portion of Lots 1 and 2 of Block 2 of H. B. Lockwood's Subdivision according to the map thereof No. 328, filed in the Office of the Recorder of said San Diego County October 28, 1914, together with a portion of Lots 1, 2, 3, 4 and 8 of Block "A", Lots 1 and 5 of Block "B", Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Block "C", and Lots 9, 10, 11, 12, and 16 of Block "D", and a portion of Fanita Drive of the revised map of Fanita Rancho according to the map thereof No. 688, filed in the Office of the Recorder of said San Diego County October 22, 1891, together with portions of Lots 1, 2, and 3 of Block "2" of Cajon Park according to the map thereof No. 767, filed in the Office of the Recorder of said San Diego County November 27, 1893, together with portions Lots 1, 2, 3, and 7 of the Subdivision of a Part of Fanita Rancho, T Tract according to the map thereof No. 790, filed in the Office of the Recorder of said San Diego County December 21, 1894, together with portions of Lots 1, 2, and 3 of Block "2", Lots 1, 2, 3, 4, 5, and 6 of Block "3", Lots 2, 3, and 4 of Block "4", Lots 7, 8, and 9 of Block "7", Lots 4, 5, 6, and 7 of Block "8", Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of Block "9", Lots 1, 2, 3, and 4 of Block "10", Lots 1 and 2 of Block "11", Lots 3, 4, & 5 (Old Block 60) of Block "13", Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 (Old Block 49) of Block "14", Lots 1, 6 and 7 of Block "15", Lots 1 and 2 of Block "16", and Lot 1 of Block "19", together with portions of the interior streets, Magnolia Avenue, Cuyamaca Street (formerly Vine Avenue) and a portion of Railway Avenue, all of Lots "H" and "O" of the Rancho El Cajon according to the map thereof No. 817, filed in the Office of the Recorder of said San Diego County April 2, 1896, together with Lots 10, 11, 12, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 of Stevens & Hartley's Free Water Tract according to the map thereof No. 1231, filed in the Office of the Recorder of said San Diego County January 21, 1910, together with portions of Tract A, Tract B, Lots 1, 4, 5, 14, and Road Survey 1498, of Godbold's Subdivision according to the map thereof No. 2303, filed in the Office of the Recorder of said San Diego County February 21, 1946, described as follows:

COMMENCING at the intersection of the centerlines of Prospect Avenue and Fanita Drive, having a California State Plane Coordinate of Northing 1,883,996.80, and Easting 6,331,065.66, North American Datum 1983 (NAD'83), Zone 6; thence S 80-54-24 W, 538.93 feet to a point on the northerly line of said Prospect Avenue, said point being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,883,911.63, Easting 6,330,533.50, (NAD'83), Zone 6; thence along said northerly line

1. S 76-20-19 W, 2582.75 feet to an angle point in the westerly line of said Lot 14 of Block "C" of said Map No. 688, said point bearing N 60-53-59 E, 157.77 feet from the intersection of the centerlines of said Prospect Avenue and Dortha Court, having a California State Plane Coordinate of Northing 1,883,225.24, and Easting 6,327,886.11, (NAD'83), Zone 6; thence along said westerly

line, the westerly line of said Lot 14 of Block "C" of said Map No. 688, and the northerly prolongation thereof

2. N 00-43-48 E, 1360.56 feet to a point on the northerly line of Mission Gorge Road; thence along said northerly line
3. N 86-46-10 E, 492.75 feet; thence
4. N 83-28-24 E, 505.61 feet to the beginning of a curve concave to the northwest, having a radius of 501.50 feet; thence
5. northeasterly, 389.32 feet along the arc of said curve through a central angle of 44-28-44, a chord distance of 379.61 feet; thence continuing along said northerly line
6. N 38-49-28 E, 420.02 feet; thence leaving said northerly line
7. N 00-00-00 E, 523.06 feet; thence
8. N 50-49-51 E, 92.22 feet; thence
9. N 44-14-06 E, 285.73 feet; thence
10. N 81-52-49 E, 457.76 feet; thence
11. N 66-33-54 E, 61.97 feet; thence
12. S 84-31-51 E, 121.15 feet; thence
13. S 75-10-13 E, 191.61 feet; thence
14. S 88-59-10 E, 326.07 feet; thence
15. S 84-57-27 E, 295.43 feet; thence
16. S 61-59-27 E, 153.59 feet; thence
17. S 86-50-31 E, 418.98 feet; thence
18. N 79-33-42 E, 453.38 feet; thence
19. N 06-20-13 W, 116.08 feet; thence
20. N 00-56-56 W, 60.38 feet; thence
21. N 22-40-18 W, 223.12 feet to a point in the southerly line of Willowgrove Avenue, said point being on the arc of a non-tangent curve concave to the northwest, having a radius of 230.00 feet, a line radial to said point bears S 01-02-14 E; thence along said southerly line
22. northeasterly, 108.88 feet along the arc of said curve through a central angle of 27-07-24, a chord distance of 107.87 feet; thence continuing along said southerly line

23. N 61-50-22 E, 13.82 feet to the beginning of a curve concave to the south, having a radius of 25.00 feet; thence
24. northeasterly, easterly, and southeasterly, 39.67 feet along the arc of said curve through a central angle of 90-54-30, a chord distance of 35.63 feet to a point in the westerly line of Carlton Hills Boulevard; thence along said westerly line
25. N 24-25-35 W, 110.25 feet; thence
26. N 18-15-29 W, 1297.26 feet to a point, said point being at the intersection of the westerly prolongation of the southerly boundary of Map 8942 filed in the Office of the Recorder of said San Diego County, August 1, 1978; thence along said westerly prolongation and continuing along said southerly boundary
27. N 79-37-47 E, 455.46 feet to the southeast corner of said Map 8942; thence
28. N 12-56-12 W, 300.04 feet to the southwesterly corner of Map 7311 filed in the Office of the Recorder of said San Diego County, June 16, 1972; thence
29. N 77-03-33 E, 707.99 feet; thence
30. N 72-04-59 E, 1058.88 feet to a point in the easterly line of Lot 6 of Map 1703, filed in the Office of the Recorder of said San Diego County, February 28th, 1918; thence along said easterly line
31. S 00-15-50 W, 847.50 feet to a point lying 1986.50 feet north of the northerly line of the right of way of Mission Gorge Road; thence
32. S 90-00-00 E, 479.93 feet; thence
33. S 00-00-00 W, 473.68 feet; thence
34. N 70-40-26 E, 1152.95 feet; thence
35. N 70-40-26 E, 719.30 feet to a point on the westerly line of the right of way of Cuyamaca Street; thence along said westerly line
36. N 05-56-58 E, 797.10 feet; thence
37. N 86-08-38 W, 35.72 feet; thence
38. N 05-10-41 E, 148.69 feet; thence
39. N 05-02-27 E, 222.72 feet to the beginning of a curve concave to the west, having a radius of 1920.00 feet; thence
40. northerly, 120.37 feet along the arc of said curve through a central angle of 3-35-31, a chord distance of 120.35 feet; thence continuing along said westerly line
41. N 00-14-21 E, 358.47 feet; thence

42. N 15-38-57 E, 109.03 feet; thence
43. N 00-14-40 E, 1322.40 feet to the beginning of a curve concave to the east, having a radius of 1679.25 feet; thence
44. northerly, 212.54 feet along the arc of said curve through a central angle of 7-15-07, a chord distance of 212.40 feet; thence
45. N 10-12-24 E, 169.46 feet; thence continuing along said westerly line and the northerly prolongation thereof
46. N 04-16-11 E, 379.54 feet to a point on the northerly line of the right of way of Mast Boulevard; thence along said northerly line
47. S 89-40-13 E, 854.45 feet to a point in the northerly prolongation of the easterly line of the right of way of Magnolia Park Drive; thence southerly along said northerly prolongation and continuing along said easterly line
48. S 00-14-31 W, 711.61 feet to a point on the northerly line of said Block "2" of said Map No. 817; thence along said northerly line
49. S 89-41-08 E, 1486.52 feet; thence leaving said northerly line
50. N 00-19-44 E, 610.16 feet to a point on the southerly line of Mast Boulevard; thence along said southerly line
51. S 89-40-18 E, 807.01 feet; thence leaving said southerly line
52. S 00-22-33 W, 580.04 feet to a point on the northerly line of Palm Glen Drive, said point bearing N 45-29-08 E, 42.68 feet from the intersection of the centerlines of said Palm Glen Drive and Cottonwood Avenue, having a California State Plane Coordinate of Northing 1,891,021.81, and Easting 6,339,563.76, (NAD'83), Zone 6; thence along said northerly line
53. N 89-46-35 W, 58.93 feet to a point of intersection with the westerly line of said Cottonwood Avenue; thence along said westerly line
54. S 02-25-52 W, 29.86 feet; thence
55. S 01-45-38 W, 1435.87 feet; thence leaving said westerly line
56. S 88-15-40 E, 990.79 feet to a point on the westerly line of Magnolia Avenue; thence
57. S 89-35-44 E, 104.86 feet to a point on the easterly line of said Magnolia Avenue; thence along said easterly line
58. S 13-00-59 E, 743.06 feet to the beginning of a curve concave to the west, having a radius of 2051.00 feet; thence
59. southerly, 526.60 feet along the arc of said curve through a central angle of 14-42-39, a chord distance of 525.15 feet; thence continuing along said easterly line

60. S 01-41-40 W, 223.83 feet; thence
61. S 01-41-40 W, 284.87 feet to the beginning of a curve concave to the east, having a radius of 1949.00 feet; thence
62. southerly, 207.20 feet along the arc of said curve through a central angle of 6-05-28, a chord distance of 207.10 feet; thence
63. S 04-23-49 E, 602.19 feet to the beginning of a curve concave to the northeast, having a radius of 949.00 feet; thence
64. southeasterly, 333.04 feet along the arc of said curve through a central angle of 20-06-25, a chord distance of 331.33 feet; thence continuing along said easterly line
65. S 24-30-16 E, 273.05 feet to the northwesterly corner of Parcel Map 1552; thence along the northerly line thereof
66. N 65-13-42 E, 310.92 feet to the northeasterly corner thereof; thence along the easterly line thereof and continuing along the southeasterly prolongation thereof
67. S 24-52-36 E, 600.36 feet; thence
68. S 24-48-17 E, 239.44 feet to a point on the northerly line of the right of way of Woodside Avenue; thence along said northerly line
69. N 47-08-59 E, 1604.76 feet to a point on the arc of a non-tangent curve concave to the east, having a radius of 127.00 feet, a line radial to said point bears S 55-12-18 W; thence continuing along said northerly line of Woodside Avenue
70. northwesterly, northerly and northeasterly, 166.95 feet along the arc of said curve through a central angle of 75-19-08, a chord distance of 155.18 feet; thence
71. N 87-57-17 W, 7.56 feet to a point on the arc of a non-tangent curve concave to the southeast, having a radius of 133.00 feet, a line radial to said point bears N 51-30-10 W; thence
72. northeasterly, 45.49 feet along the arc of said curve through a central angle of 19-35-45, a chord distance of 45.27; thence
73. N 58-05-35 E, 236.64 feet to the beginning of a curve concave to the northwest, having a radius of 552.00 feet; thence
74. northeasterly 188.60 feet along the arc of said curve through a central angle of 19-34-33, a chord distance of 187.68 feet; thence
75. N 38-31-02 E, 188.45 feet to the beginning of a curve concave to the west, having a radius of 20.00 feet; thence
76. northeasterly, northerly and northwesterly, 31.43 feet along the arc of said curve through a central angle of 90-02-25, a chord distance of 28.29 feet to a point on the southwesterly line of Hartley Road; thence along said southwesterly line

77. N 51-31-23 W, 427.61 feet to the beginning of a curve concave to the southwest, having a radius of 964.00 feet; thence
78. northwesterly 617.87 feet along the arc of said curve through a central angle of 36-43-25, a chord distance of 607.35 feet; thence
79. N 88-14-48 W, 288.76 feet to a point on the westerly boundary of Map 9723, filed in the Office of the Recorder of said San Diego County, July 21, 1980; thence along the boundary of said Map 9723
80. N 01-46-18 E, 1294.25 feet; thence
81. S 88-20-55 E, 629.66 feet; thence
82. S 01-40-58 W, 182.10 feet to a point on the northerly boundary of Map 8986, filed in the Office of the Recorder of said San Diego county; thence along said northerly boundary
83. N 62-13-38 E, 665.58 feet to the northeasterly corner thereof; thence leaving said boundary
84. N 01-43-34 E, 85.80 feet; thence
85. N 86-59-34 E, 1082.87 feet to the northeast corner of Lot 10 of Map 1348 filed in the Office of the Recorder of said San Diego County; thence
86. N 56-47-34 E, 2685.36 feet to a point on the northerly boundary of said Map 817; thence along said northerly boundary
87. S 89-40-47 E, 621.76 feet to a point on the southeasterly right of way line of Woodside Avenue South; thence along said southeasterly line
88. S 41-09-16 W, 86.28 feet to a point on the arc of a non-tangent curve concave to the southwest, having a radius of 14.00 feet, a line radial to said point bears N 48-34-57 W, thence leaving said southeasterly line of Woodside Avenue
89. northeasterly, easterly, southeasterly, southerly, and southwesterly, 37.73 feet along the arc of said curve through a central angle of 154-24-14, a chord distance of 27.30 feet; thence
90. S 15-49-17 W, 362.69 feet; thence
91. S 44-18-24 E, 91.70 feet; thence
92. S 46-50-27 W, 215.68 feet; thence
93. S 43-11-05 E, 261.48 feet; thence
94. N 47-24-25 E, 95.09 feet; thence
95. S 17-58-51 E, 62.26 feet to the beginning of a curve concave to the northeast, having a radius of 430.00 feet; thence

96. southeasterly, 76.09 feet along the arc of said curve through a central angle of 10-08-20, a chord distance of 75.99 feet; thence
97. S 28-07-11 E, 107.24 feet; thence
98. S 21-00-08 E, 315.49 feet; thence
99. S 00-53-56 W, 188.14 feet to a point bearing N 03-17-31 W, 1521.53 feet from the intersection of the centerlines of Canyon Park and High Rise Way, having a California State Plane Coordinate of Northing 1,888,000.17, and Easting 6,347,669.99, (NAD'83), Zone 6; thence
100. N 88-17-36 W, 1385.46 feet; thence
101. S 00-28-17 W, 177.56 feet; thence
102. N 88-17-30 W, 74.84 feet; thence
103. S 61-49-17 W, 365.29 feet; thence
104. S 53-02-22 W, 192.58 feet; thence
105. S 46-48-05 W, 148.29 feet to a point in the arc of a non-tangent curve concave to the northeast, having a radius of 30.00 feet, a line radial to said point bears S 46-58-46 W; thence
106. southeasterly, 31.73 feet along the arc of said curve through a central angle of 60-36-27, a chord distance of 30.28 feet to a point of reverse curve concave to the west, having a radius of 48.00 feet, a line radial to said point bears N 13-37-41 W; thence
107. easterly, southeasterly, southerly, southwesterly, westerly and northwesterly, 158.53 feet along the arc of said curve through a central angle of 189-14-12, a chord distance of 95.69 feet, a line radial to said point bears S 04-23-29 E; thence
108. S 05-06-08 E, 28.11 feet; thence
109. S 47-07-40 W, 568.99 feet to a point on the northeasterly line of Northcote Road; thence leaving said northeasterly line
110. N 67-16-06 W, 152.89 feet to a point on the northeasterly prolongation of the northwesterly line of Taffy Lane; thence along said northeasterly prolongation and continuing along said northwesterly line
111. S 37-07-44 W, 390.96 feet; thence
112. S 47-08-17 W, 796.05 feet; thence leaving said northwesterly line
113. S 28-07-34 W, 94.40 feet to a point on the westerly line of said Shadow Hill Road; thence
114. S 54-25-14 W, 119.88 feet; thence
115. N 35-36-53 W, 210.43 feet to a point on the arc of a non-tangent curve concave to the southeast, having a radius of 2033.00 feet, a line radial to said point bears N 52-37-58 W, said

point being on said southeasterly line of Woodside Avenue South; thence along said southeasterly line

116. southwesterly 773.51 feet along the arc of said curve through a central angle of 21-47-59, a chord distance of 768.85 feet; thence

117. S 14-43-45 W, 444.75 feet; thence

118. N 43-07-25 W, 112.96 feet to a point on the arc of a non-tangent curve concave to the north, having a radius of 250.00 feet, a line radial to said point bears S 25-48-01 E; thence

119. westerly 140.91 feet along the arc of said curve through a central angle of 32-17-36, a chord distance of 139.05 feet to a point on the easterly line of the right of way of State Highway 67 (XI-SD-198-B); thence along said easterly line

120. S 27-33-49 W, 95.26 feet; thence

121. S 14-03-18 W, 532.67 feet; thence

122. S 00-42-56 W, 194.78 feet; thence

123. S 09-45-06 E, 197.53 feet; thence

124. S 04-18-48 E, 190.19 feet; thence

125. S 07-53-39 W, 324.55 feet; thence

126. S 01-06-36 E, 286.99 feet to a point on the northerly line of Graves Avenue; thence leaving said easterly line of State Highway 67, along the northerly and easterly line of said Grave Avenue

127. S 88-25-36 E, 86.86 feet; thence

128. S 15-39-41 W, 141.02 feet; thence

129. N 74-20-19 W, 30.00 feet to a point on the arc of a non-tangent curve concave to the east, having a radius of 455.00 feet, a line radial to said point bears N 74-20-19 W; thence

130. southerly, 133.19 feet along the arc of said curve through a central angle of 16-46-17, a chord distance of 132.71 feet; thence

131. S 01-06-36 E, 281.87 feet; thence

132. S 01-28-03 E, 478.47 feet; thence

133. S 01-23-40 W, 41.21 feet; thence

134. S 05-00-00 E, 295.48 feet to the beginning of a curve concave to the northeast, having a radius of 455.00 feet; thence

135. southeasterly, 155.09 feet along the arc of said curve through a central angle of 19-31-49, a chord distance of 154.35 feet; thence leaving said easterly line of said Graves Avenue

136. S 55-53-31 W, 86.81 feet to a point on the westerly line of said Graves Avenue as shown on San Diego County Assessor's Parcel Map No. 384-14; thence along said westerly line
137. S 34-06-29 E, 287.50 feet; thence
138. S 34-46-30 E, 65.48 feet; thence
139. S 23-23-50 E, 53.47 feet; thence
140. N 72-48-34 E, 78.33 feet to a point on the arc of a non-tangent curve concave to the west, having a radius of 345.00 feet, a line radial to said point bears N 72-48-34 E, said point being on the easterly line of said Graves Avenue; thence along said easterly line
141. southerly, 252.51 feet along the arc of said curve through a central angle of 41-56-06, a chord distance of 246.91 feet; thence continuing along said easterly line
142. S 24-44-40 W, 138.80 feet to the beginning of a curve concave to the southeast, having a radius of 1955.00 feet; thence
143. southwesterly, 244.14 feet along the arc of curve through a central angle of 7-09-18, a chord distance of 243.98 feet; thence
144. S 89-45-42 E, 13.59 feet to a point on the arc of a non-tangent curve concave to the southeast, having a radius of 1942.00 feet, a line radial to said point bears N 72-17-28 W; thence
145. southwesterly, 283.71 feet along the arc of said curve through a central angle of 8-22-14, a chord distance of 283.46 feet; thence
146. N 89-40-06 W, 13.15 feet to a point on the arc of a non-tangent curve concave to the east, having a radius of 1955.00 feet, a line radial to said point bears N 80-43-18 W; thence
147. southerly, 156.43 feet along the arc of said curve through a central angle of 04-35-04, a chord distance of 156.39 feet; thence continuing along said easterly line of Graves Avenue
148. S 04-40-54 W, 313.69 feet; thence
149. S 03-24-36 W, 190.21 feet; thence
150. S 00-21-04 W 144.00 feet; thence
151. S 04-02-30 E, 225.10 feet to the beginning of a curve concave to the east, having a radius of 4847.00 feet; thence
152. southerly, 265.16 feet along the arc of said curve through a central angle of 03-08-04, a chord distance of 265.13 feet to an angle point in the northerly line of Pepper Drive; thence
153. S 00-00-00 W, 108.20 feet to a point on the southerly line of Pepper Drive as shown on Map 3394, filed in the Office of the Recorder of said San Diego County December 6, 1955, said point being on the Santee Incorporation Boundary; thence along said Boundary

154. N 88-48-49 W, 256.37 feet to a point on the easterly line of the right of way of Magnolia Avenue as shown on said Map 3394; thence along said easterly line
155. N 00-03-35 W, 897.52 feet to the easterly prolongation of the southerly 65.83 feet of Lot 2 of Block 2 of said Map 328; thence along said easterly prolongation and continuing along the northerly line of said southerly 65.83 feet
156. N 89-39-17 W, 355.29 feet; thence
157. N 77-29-15 W, 248.68 feet to a point on the easterly line of that certain 50.00 foot wide City of San Diego right of way for the El Monte Pipeline; thence along said easterly line
158. S 00-21-46 W, 109.15 feet to the south line of said Lot 2; thence along said south line
159. N 89-39-17 W, 50.00 feet to a point on the westerly line of said El Monte Pipeline; thence along said westerly line
160. N 00-21-46 E, 158.67 feet to the beginning of a curve concave to the east, having a radius of 1533.00 feet; thence
161. northerly, 207.33 feet along the arc of said curve through a central angle of 07-44-56, a chord distance of 207.17 feet; thence leaving said curve along a non-tangent line
162. N 00-23-54 E, 96.73 feet to a point on the northerly line of the southerly 49.50 feet of Lot 1 of Block 2 of said Map 328; thence along said northerly line
163. S 89-40-13 E, 16.27 feet to a point on the arc of the above described 1533.00 foot radius curve being concave to the east, a line radial to said point bears N 78-13-16 W, said point being the said westerly line of said El Monte Pipeline; thence along said westerly line
164. northerly, 77.18 feet along the arc of said curve through a central angle of 2-53-04, a chord distance of 77.17 feet; thence
165. N 14-39-48 E, 22.28 feet; thence leaving said westerly line
166. N 00-26-11 W, 268.50 feet to a point on the southerly line of Lot 1 of Block 22 of said Map 817, said point also being on the northerly line of Kenny Street; thence along said northerly line and the southerly line of said Map 817
167. N 89-41-22 W, 4082.06 feet to a point distant thereon 287.99 feet easterly from the southwest corner of Lot 34 of said Map 1231, said point being on the southerly boundary of Santee Incorporated Boundaries; thence along said boundary
168. N 77-29-51 W, 974.10 feet to the easterly line of Lot 31 of said Map 1231 as shown on Record of Survey 6403, filed in the Office of the Recorder of said San Diego County, May 8, 1964; thence along said easterly line
169. N 00-29-01 E, 59.25 feet; thence leaving said easterly line
170. N 88-14-10 W, 207.10 feet; thence

171. S 60-45-04 W, 28.65 feet; thence
172. N 78-17-21 W, 101.62 feet; thence
173. N 00-00-00 E, 22.50 feet; thence
174. S 58-42-25 W, 149.21 feet; thence
175. N 71-22-54 W, 185.19 feet to the beginning of a curve concave to the northeast, having a radius of 30.00 feet; thence
176. northwesterly, 38.32 feet along the arc of said curve through a central angle of 73-10-56, a chord distance of 35.77 feet; thence
177. N 88-12-50 W, 8.10 feet; thence
178. N 80-00-41 W, 214.76 feet; thence
179. S 00-16-30 W, 104.13 feet; thence
180. N 77-22-14 W, 134.60 feet to a point on the arc of a non-tangent curve concave to the west, having a radius of 2040.00 feet, a line radial to said point bears S 81-18-55 E, said point being on the easterly line of Cuyamaca Street as shown on said Record of Survey Map 6403; thence along said easterly line
181. northerly, 172.64 feet along the arc of said curve through a central angle of 04-50-56, a chord distance of 172.59 feet; thence leaving said easterly line
182. S 75-16-41 W, 100.79 feet to a point on the westerly line of said Cuyamaca Street; thence leaving said westerly line continuing along said Santee Incorporation Boundary
183. N 89-49-40 W, 249.50 feet; thence
184. N 88-01-55 W, 53.10 feet; thence
185. N 02-39-15 E, 12.19 feet; thence
186. N 89-38-42 W, 60.50 feet; thence
187. S 39-54-28 E, 17.81 feet; thence
188. S 89-39-30 W, 126.75 feet; thence
189. N 88-18-01 W, 123.73 feet; thence
190. N 77-34-48 W, 378.35 feet; thence
191. S 01-19-47 W, 64.64 feet; thence
192. N 89-45-26 W, 324.68 feet to a point on the easterly line of Tract B of said Map 2303; thence

193. N 00-47-38 E, 29.78 feet along said easterly line to a point 1121.52 feet southerly of the northeast corner of said Tract B; thence
194. N 89-44-53 W, 768.37 feet; thence
195. N 00-15-07 E, 1125.32 feet to a point on the northerly line of the right of way of Prospect Avenue; thence along said northerly line
196. N 89-05-13 W, 103.83 feet; thence
197. N 89-44-06 W, 945.51 feet; thence leaving said northerly line of Prospect Avenue
198. N 00-20-21 E, 844.39 feet; thence
199. N 89-44-30 W, 249.50 feet; thence
200. S 00-00-00 W, 10.00 feet; thence
201. N 89-45-39 W, 269.50 feet; thence
202. N 00-00-00 E, 10.00 feet; thence
203. N 89-45-04 W, 978.51 feet; thence
204. S 00-19-39 W, 175.00 feet; thence
205. N 89-45-28 W, 498.79 feet to a point in the easterly line of Fanita Drive; thence along said easterly line
206. S 00-12-31 W, 643.97 feet to the beginning of a curve concave to the northeast, having a radius of 25.00 feet; thence
207. southeasterly, 39.25 feet along the arc of said curve through a central angle of 89-56-54, a chord distance of 35.34 feet to a point in the northerly line of said Prospect Avenue; thence along said northerly line
208. S 89-44-23 E, 245.10 feet; thence leaving said northerly line
209. S 00-17-11 W, 171.94 feet; thence
210. N 90-00-00 W, 8.00 feet; thence
211. S 00-17-00 W, 1617.77 feet; thence
212. S 89-42-20 E, 146.00 feet; thence
213. S 00-15-38 W, 220.00 feet; thence
214. N 89-43-38 W, 394.00 feet to a point in said easterly line of said Fanita Drive; thence along said easterly line

215. S 00-15-37 W, 220.13 feet; thence
216. N 90-00-00 W, 12.00 feet; thence
217. S 00-11-44 W, 439.68 feet to a point bearing N 08-45-24 E, 202.61 feet from the intersection of the centerlines of said Fanita Drive and Fanita Rancho Road, having a California State Plane Coordinate of Northing 1,881,156.82, Easting 6,331,054.65, (NAD'83), Zone 6 ; thence leaving said easterly line of said Fanita Drive
218. N 89-52-02 W, 563.50 feet to a point on the easterly line of the right of way of State of California Highway 125 (11-SD-125); thence along said easterly line
219. N 16-52-08 E, 198.15 feet; thence
220. N 00-13-54 E, 331.12 feet; thence
221. N 29-25-03 W, 159.53 feet; thence
222. N 89-45-15 W, 24.50 feet; thence
223. N 00-15-50 E, 220.19 feet; thence
224. S 89-35-43 W, 33.10 feet; thence
225. N 00-01-40 E, 211.50 feet; thence
226. S 89-38-06 E, 81.00 feet; thence
227. N 00-17-20 E, 1387.77 feet; thence
228. N 00-23-00 W, 74.75 feet to THE TRUE POINT OF BEGINNING
- Said parcel containing 82,692,793 sq.ft. or 1,898.37 acres, more or less

EXCLUDED AREA 1

EXCEPTING THEREFROM a parcel of land described as follows:

COMMENCING at the angle point created by the intersection of course number 31 and course number 32 described above having a California State Plane Coordinate of Northing 1,887,776.42, and Easting 6,334,011.06, North American Datum 1983 (NAD'83), Zone 6; thence S 00-14-12 W, 644.60 feet to the northeasterly corner of Map 3994 filed in the Office of the Recorder of said San Diego County, October 22, 1958, said point being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,887,131.83, Easting 6,334,008.40, (NAD'83), Zone 6; thence along the boundary thereof

1. S 00-14-03 E, 630.75 feet; thence

2. N 89-44-13 W, 1200.00 feet to the southwesterly corner of Lot 46 of said Map 3994; thence along the westerly line thereof and the northerly prolongation of said westerly line
3. N 21-59-20 W, 205.32 feet to a point on the northerly line of Willowgrove Avenue as shown on said Map 3994, said point being on the arc of a non-tangent curve concave to the south, having a radius of 480.00 feet, a line radial to said point bears N 13-17-08 W; thence
4. westerly, 23.22 feet along the arc of said curve through a central angle of 2-46-18, a chord distance of 23.22 feet to the southwest corner of Lot 1 of said Map 3994, said corner being on the boundary of said Map 3994; thence along said boundary
5. N 24-24-00 W, 212.75 feet; thence
6. S 88-20-00 E, 110.00 feet; thence
7. S 72-10-00 E, 236.00 feet; thence
8. N 62-31-10 E, 101.14 feet; thence
9. N 81-07-00 E, 240.00 feet; thence
10. N 77-30-00 E, 166.49 feet; thence
11. N 53-15-00 E, 43.00 feet; thence
12. N 75-08-00 E, 236.00 feet; thence
13. N 68-40-00 E, 320.00 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 560,842 sq.ft. or 12.88 acres more or less

EXCLUDED AREA 2

EXCEPTING THEREFROM a parcel of land described as follows:

COMMENCING at the angle point created by the intersection of course number 198 and course number 199 described above having a California State Plane Coordinate of Northing 1,884,862.00, and Easting 6,333,095.50, North American Datum 1983 (NAD'83), Zone 6; thence N 58-47-54 E, 408.02 feet to the southwesterly corner of Lot 2 of Map 2303 filed in the Office of the Recorder of said San Diego County, February 13, 1946, said point being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,885,073.38, Easting 6,333,444.50, (NAD'83), Zone 6; thence along the westerly line thereof

1. N 00-13-58 E, 615.51 feet to a point on the southerly line of Mission Gorge Road; thence along said southerly line
2. S 89-43-13 E, 692.51 feet to a point on the easterly line of Lot 3 of said Map 2303; thence along said easterly line

3. S 00-13-58 W, 615.38 feet to the southeasterly corner thereof; thence along the southerly line thereof and continuing along the southerly line of said Lot 2

4. N 89-43-52 W, 692.51 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 426,201 sq.ft., or 9.78 acres more or less

EXCLUDED AREA 3

EXCEPTING THEREROM a parcel of land described as follows:

COMMENCING at the angle point created by the intersection of course number 35 and course number 36 described above having a California State Plane Coordinate of Northing 1,887,922.35, and Easting 6,336,257.74, North American Datum 1983 (NAD'83), Zone 6; thence S 09-34-16 E, 2293.02 feet to a point on the southerly line of Mission Gorge Road, said point being on the westerly line of Map 6796 filed in the Office of the Recorder of said San Diego County, December 2, 1970, said point being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,885,661.25, Easting 6,336,639.00, (NAD'83), Zone 6; thence along the southerly line of said Mission Gorge Road

1. S 88-17-03 E, 663.80 feet to the easterly line of said Map 6796; thence along said easterly line

2. S 00-14-07 W, 608.88 feet; thence leaving said easterly line

3. S 88-18-30 E, 973.38 feet; thence

4. S 01-38-54 W, 690.51 feet to a point on the southerly line of Buena Vista Avenue; thence along said southerly line

5. S 88-15-36 E, 373.60 feet; thence leaving said southerly line

6. S 00-16-25 W, 630.09 feet; thence

7. N 88-15-36 W, 831.41 feet; thence

8. N 88-15-30 W, 869.85 feet; thence

9. N 00-36-39 E, 623.15 feet to a point on said southerly line of Buena Vista Avenue; thence along said southerly line

10. N 88-17-07 W, 297.14 feet to a point on the southerly prolongation of the westerly line of said Map 6796; thence northerly along said southerly prolongation and continuing along said westerly line

11. N 00-17-58 E, 254.57 feet; thence

12. N 00-16-21 E, 1050.89 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 2,600,648 sq.ft., or 59.70 acres more or less

EXCLUDED AREA 4

EXCEPTING THEREROM a parcel of land described as follows:

COMMENCING at the angle point created by the intersection of course number 35 and course number 36 described above having a California State Plane Coordinate of Northing 1,887,922.35, and Easting 6,336,257.74, North American Datum 1983 (NAD'83), Zone 6; thence S 47-26-24 E, 3438.59 feet to a point on the southerly line of Mission Gorge Road, said point being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,885,596.62, Easting 6,338,790.50, (NAD'83), Zone 6; thence along the southerly line of said Mission Gorge Road

1. S 88-16-46 E, 553.75 feet to the beginning of a tangent curve concave to the southwest, having a radius of 25.00 feet; thence
2. easterly, southeasterly and southerly, 38.54 feet along the arc of said curve through a central angle of 88-19-46, a chord distance of 34.84 feet to a point on the westerly line of Cottonwood Avenue; thence along said westerly line
3. S 00-55-18 W, 327.14 feet; thence
4. S 00-13-10 W, 93.54 feet; thence leaving said westerly line
5. N 88-07-28 W, 410.46 feet; thence
6. S 00-32-37 W, 165.61 feet; thence
7. N 88-09-18 W, 159.34 feet; thence
8. N 00-04-35 W, 609.56 feet to the TURE POINT OF BEGINNING.

Said parcel containing 281,650 sq.ft., or 6.47 acres more or less

EXCLUDED AREA 5

EXCEPTING THEREROM a parcel of land described as follows:

COMMENCING at the angle point created by the intersection of course number 166 and course number 167 described above having a California State Plane Coordinate of Northing 1,882,383.12, and Easting 6,342,317.50, North American Datum 1983 (NAD'83), Zone 6; thence N 03-42-23 W, 1180.66 feet to a point on the southerly line Lot 4 of Block 15 of said Map 817, said point also being on the easterly line of Magnolia Avenue, said point being the TRUE POINT OF BEGINNING, California State Plane Coordinate, Northing 1,883,561.32, Easting 6,342,241.18, (NAD'83), Zone 6; thence along the southerly line of said Lot 4 and continuing along the southerly line of Lot 5 of said Block 15 of Map 817

1. N 88-15-01 W, 1897.29 feet to a point in the easterly line of Railway Avenue as shown on said Map 817; thence along said easterly line

2. N 10-50-56 E, 619.25 feet to the beginning of a curve concave to the southeast, having a radius of 1395.19 feet; thence
3. northeasterly, 591.68 feet along the arc of said curve through a central angle of 24-17-54, a chord distance of 587.26 feet to an angle point in said easterly line of Railway Avenue; thence continuing along said easterly line
4. S 54-53-01 E, 62.14 feet to a point on the arc of a non-tangent concave to the southeast, having a radius of 1332.69 feet; thence
5. northeasterly, 312.83 feet along the arc of said curve through a central angle of 13-26-57, a chord distance of 312.11 feet; thence continuing along said easterly line
6. N 48-31-43 E, 442.35 feet; thence leaving said easterly line of Railway Avenue
7. S 52-22-12 E, 73.78 feet; thence
8. S 27-54-01 E, 39.80 feet; thence
9. S 49-40-58 W, 26.37 feet; thence
10. S 26-40-44 E, 58.84 feet; thence
11. S 45-01-32 W, 74.87 feet; thence
12. S 30-24-09 E, 202.53 feet; thence
13. N 64-47-15 E, 197.82 feet to a point on said westerly line of Magnolia Avenue; thence along said westerly line
14. S 24-46-09 E, 681.38 feet; thence
15. S 24-48-39 E, 864.44 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 1,957,642 sq.ft., or 44.94 acres more or less

Total parcel of land containing 76,865,810 sq.ft., or 1,764.60 acres more or less

END OF DESCRIPTION.

This legal description was prepared by me, or under my direction, in accordance with the Land Surveyor's Act this April 12, 2002, from record sources.

Mary M. Acosta

Mary M. Acosta, P.L.S. 6664
My Registration Expires: 06/30/2004



Exhibit C

SANTEE COMMUNITY REDEVELOPMENT PROJECT
PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

Amended Project Area, Exclusive of Fifth Amendment Area

1. Flood control facilities along Forester Creek including bridges, culverts, riprap and appurtenant facilities both within and without the project.
2. Widening and improvement of Cuyamaca Street from the San Diego River southerly to the City limits.
3. Widening and improvement of Prospect Avenue from Cuyamaca Street easterly to the City limits.
4. City Hall.
5. Improvement of intersections with signalization, median, widening and other appurtenant facilities at Cuyamaca Street and Prospect Avenue, Mission Gorge road, and Hartley Street, and on Magnolia Avenue at Prospect Avenue, Mission gorge Road and Hartley Street.
6. Construction of storm drain, signalization, culverts sewer mains, street lighting, water facilities and other public improvements in rights-of-way or casements.
7. Construction or redesign ramps to State Route 67.

Fifth Amendment Area

1. Storm drainage improvements along Forester Creek.
2. Design and construction of storm drains along Railroad Avenue, Prospect Avenue, Cottonwood Avenue, Buena Vista, and the Town Center.
3. Design and construction of drop structure under the Magnolia Avenue Bridge.
4. Widening and improvement of Prospect Avenue from Magnolia Avenue to Mesa Avenue.
5. Widening and improvement of Fanita Drive from Mission Gorge Road to the City Limits.
6. Widening and improvement of Mission Gorge Road from Magnolia Avenue to Carlton Hills Boulevard.
7. Widening and improvement of Magnolia Avenue from Mission Gorge Road to San Diego River.
8. Widening and improvement of Cuyamaca Street from Mission Gorge Road to Mast Boulevard.
9. Widening and improvement of Woodside Avenue from Magnolia Avenue to the City Limits.
10. Repair and repavement of Via Zapador from Olive Lane to Prospect Avenue.
11. Widening of the bike lane along Cuyamaca Street.
12. Design and construction of recreational facilities within the Town Center Community Park site.
13. Design and construction of the Corridor Open Space system within Town Center.
14. Relocate Fire Station No. 5 to a more strategic location.

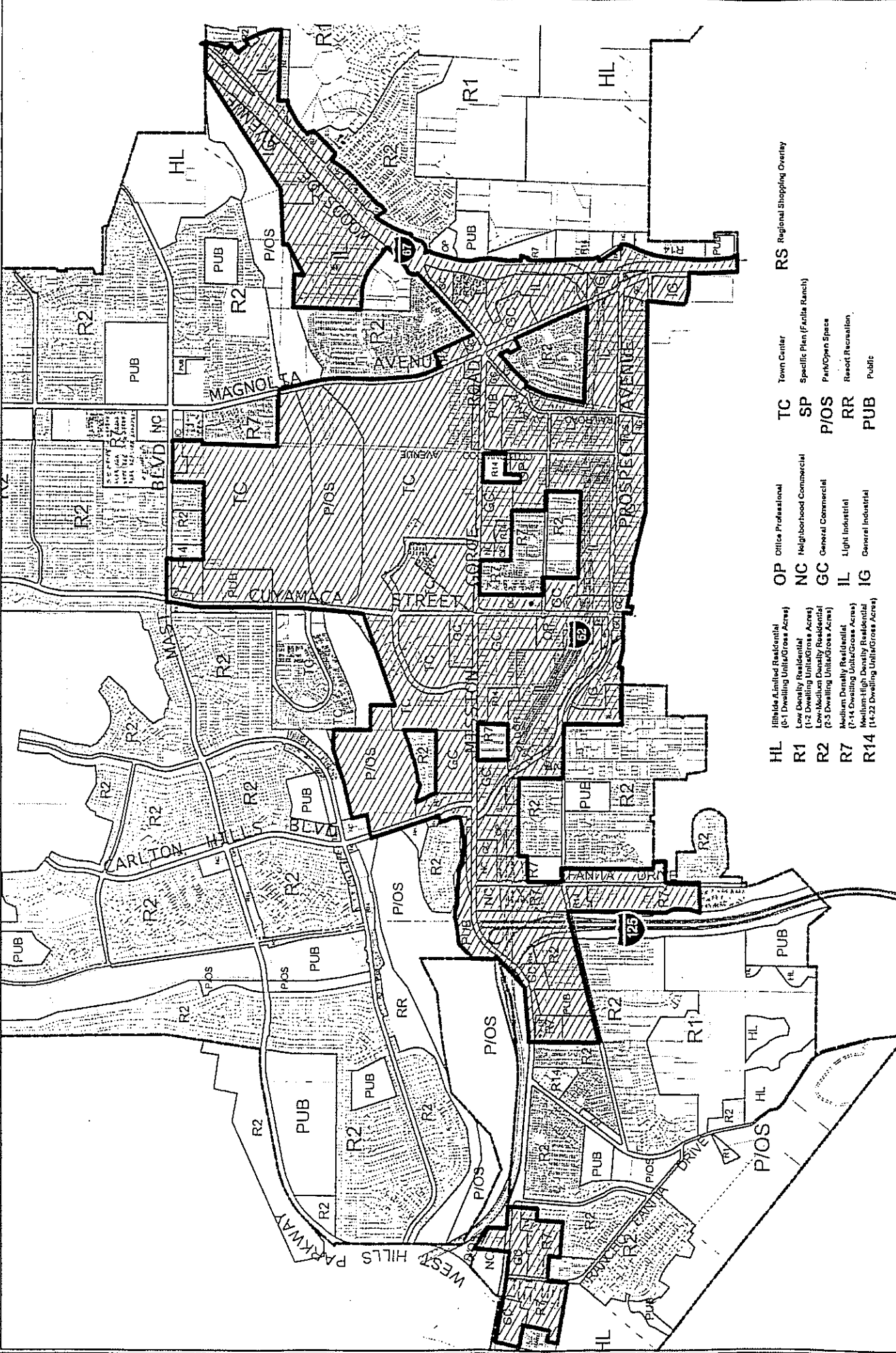
Note: This listing of proposed improvements and facilities is set forth for planning purposes, and shall not be deemed as a limitation on the Commission's authority to implement the Redevelopment Plan.

The list is inclusive of finance, planning, environmental, administrative and any other costs associated with the improvement or facility.

Exhibit D

Redevelopment Plan Map

SANTEE COMMUNITY REDEVELOPMENT PROJECT



- | | | | | | | | |
|-----|---|----|-------------------------|------|------------------------------|----|---------------------------|
| HL | High Density Residential
(0-1 Dwelling Units/Gross Acres) | OP | Office Professional | TC | Town Center | RS | Regional Shopping Overlay |
| R1 | Low Density Residential
(1-2 Dwelling Units/Gross Acres) | NC | Neighborhood Commercial | SP | Specific Plan (Facile Ranch) | | |
| R2 | Low-Medium Density Residential
(2-3 Dwelling Units/Gross Acres) | GC | General Commercial | P/OS | Park/Open Space | | |
| R7 | Medium Density Residential
(7-14 Dwelling Units/Gross Acres) | IL | Light Industrial | RR | Resort/Recreation | | |
| R14 | Medium High Density Residential
(14-22 Dwelling Units/Gross Acres) | IG | General Industrial | PUB | Public | | |

THE CITY OF SANTEE



Amended Redevelopment Project Area

